

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**

PH: Z13-006 (14-01-CZ10-1)

May 22, 2014

Item No. 1

Recommendation Summary	
Commission District	06
Applicant	Carol Jewelers
Summary of Requests	The applicant is seeking a Use Variance to allow a pawnbroker use in a more restrictive zoning district and ancillary non-use variances of street trees, lot coverage, setback and parking spaces requirements.
Location	7295 Coral Way, Miami-Dade County, Florida.
Property Size	22,500 sq. ft.
Existing Zoning	BU-1A, Limited Business District
Existing Land Use	Retail
2020-2030 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(a), Use Variance standards, Section 33-311(A)(4)(b), Non-Use Variance Standards (see attached Zoning Recommendation Addendum)
Recommendation	Denial without prejudice of requests #1 and #2, withdrawal without prejudice of request #4; modified approval with conditions of request #3, and approval with conditions of request #5.

On February 12, 2014, the Community Zoning Appeals Board (CZAB) #10, approved the application for a use variance to permit a pawn shop use in the BU-1A zone as would be permitted in the BU-3 zone with conditions, contrary to staff's recommendation. Additionally, the Board approved the remainder of the application in part based on staff's recommendation, with additional conditions.

On February 20, 2014, the appellant, the Department of Regulatory and Economic Resources appealed the CZAB-10 decision to the BCC.

For the reasons outlined below in the CDMP and Zoning analysis of the requests, staff opines that the BCC should reverse the CZAB 10 decision, thus denying the use variance as recommended by the Department.

REQUESTS:

- (1) USE VARIANCE to permit a pawn shop use in the BU-1A zone, as would be permitted in the BU-3 zone, only upon approval after public hearing.
- (2) NON-USE VARIANCE to permit (0) street trees (5 street trees required).
- (3) NON-USE VARIANCE to permit a lot coverage of 44.3% (40% maximum permitted).
- (4) NON-USE VARIANCE to permit an open sided metal roof structure setback 3.25' (20' required) from the rear (north) property line.
- (5) NON-USE VARIANCE to permit 25 parking spaces (33 spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic resources entitled "Site Plan" as prepared by Freedom of Land Corp., consisting of 1 sheet dated stamped received 5/14/13 and a floor plan prepared by unknown dated stamped received 1/22/13, for a total of 2 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: The site plan submitted by the applicant depicts an existing 865 sq. ft. jewelry store within an 8,169 sq. ft. shopping center.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-1A; shopping center	Business and Office
North	RU-2; duplex residences	Business and Office
South	BU-2; vacant lot	Business and Office
East	BU-1A; offices	Business and Office
West	BU-1A; shopping center	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior lot, located at 7295 Coral Way. The area surrounding the subject property is primarily characterized by commercial shopping centers, offices, duplex residences and a vacant parcel.

SUMMARY OF THE IMPACTS:

The approval of this application will provide an additional service for the surrounding community. However, approval of the request to allow a pawnbroker use which is typically located in a zoning district that allows more intensive commercial uses, could have a negative impact on the abutting residential properties. Furthermore, approval of the same could result in an increase in the intensity and types of uses that would be allowed in this area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for **Business and Office** use. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.* As such, the existing retail use is compatible with the area and **consistent** with the CDMP Land Use Element interpretative text for the Business and Office designation.

The CDMP Land Use Element **Objective LU-4** states that *Miami-Dade County shall, continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The **Land Use Element Policy LU-4A** of said interpretive text provides that *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.* Staff notes that the existing jewelry store is located within a shopping center that consists of various commercial uses such as a clothing store, dance studio, auto accessories and cell phone store. In staff's opinion, the requested pawnbroker use for jewelry only is an accessory use to the existing

jewelry store and therefore, would be **consistent** with the Business and Office designation on the CDMP Land Use Plan map and **consistent** with **Objective LU-4** based on the criteria outlined in **Land Use Element Policy LU-4A**.

ZONING ANALYSIS:

In October 1955, pursuant to Resolution #8894, the subject property was granted approval to rezone the subject property from RU-2 to BU-1A. The current application seeks approval of a use variance, under Section 33-311(A)(4)(a) to permit a pawnbroker use in the BU-1A zoning district as would be permitted in the BU-3 district (request #1), and ancillary non-use variances of street tress, lot coverage, setback and parking spaces requirements to allow a pawnbroker use on the subject property (requests #2 - #5).

When request #1, Use Variance to permit a pawnbroker use in the BU-1A zone, as would be permitted in the BU-3 zone only upon approval after public hearing, is analyzed under the Use Variance Section 33-311(A)(4)(a), staff opines that the request is not consistent with the general purpose and intent of the zoning regulations. Section 33-311(A)(4)(a) provides that a **use variance** permits a use of land other than that which is prescribed by the zoning regulations. The standard stipulates that *the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions thereof will result in **unnecessary hardship**, and so the spirit of the regulations shall be observed and substantial justice done; and further provided that the use variance will be in harmony with the general purpose and intent of the regulations. To prove an unnecessary hardship, the applicant must demonstrate that under applicable zoning regulations, the applicant is deprived of all reasonable use or benefit from the property in question.*

Based on the information provided by the applicant, staff opines that the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions would result in an unnecessary hardship. As previously discussed, the subject property is currently in use and operating as a jewelry store; as such, the current use provides the applicant with reasonable use and benefit. Furthermore, Section 33-247 provides eighty-four (84) permitted uses in the BU-1A zoning district, which allow for the reasonable use and benefit of the subject property. Moreover, Section 33-246 provides that *the purpose of the BU-1A, General Business District, is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood as well as the more specialized commercial facilities which may serve several neighborhoods.*

Staff is of the opinion that the approval of the use variance request will not be in harmony with the general purpose and intent of the regulation, and that the applicant has not demonstrated a loss of all reasonable use of the property under the existing zoning. **As such, staff recommends denial without prejudice of request #1 for the proposed pawnbroker use under the Use Variance Section 33-311(A)(4)(a).**

The applicant also seeks non-use variances of the landscape, setback and lot coverage requirements of the Code for the existing shopping center facility. The applicant seeks to permit the existing shopping center with zero street trees, where 5 trees are required for the 150' street frontage (request #2). When request #2 is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that approval would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations as it pertains to the stability and appearance of the community and would be **incompatible** with same. Approval of request #2 would allow the applicant to maintain the shopping center with

zero street trees. Staff opines that the applicant has sufficient room to provide the required street trees on the site. The BU-1A zoning district regulations requires the applicant to among other things provide *buffering elements in the form of architectural design and landscape design that provide a logical transition to adjoining existing or permitted uses*. Staff opines that apart from acting as a visual buffer for the less intensive recreational use to the south, the additional landscaping would provide the logical transition referred to in the zoning district regulations. **Therefore, staff recommends denial without prejudice of request #2 under Section 33-311(A)(4)(b), Non-Use Variance Standards.**

However, when requests number #3 through #5 are similarly analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that approval with conditions would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations as it pertains to the stability and appearance of the community and would be **compatible** with same. Request #3, would permit the existing shopping center with a lot coverage of 44.3% (40% maximum permitted), and request #4 would permit an existing open sided roof structure setback 3.25' (20' required) from the rear (north) property line. Further, staff's research indicates that the shed that is the subject of request #4 was approved for demolition pursuant to Permit #2013048431. Staff opines that although minimal, the demolition of the roof structure contributes to an approximately 2.7% reduction of the total lot coverage for the existing shopping center. Therefore, staff opines that the withdrawal of request #4 without prejudice and a modified approval with conditions of request #3 to permit the shopping center with 41.66% lot coverage would not have a negative visual impact on the surrounding area and would be **compatible** with same.

Similarly, staff opines that when request #5 to permit the existing shopping center with 25 parking spaces (33 spaces required) is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), that approval of same would also maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would not be detrimental to the community. Staff opines that eight (8) less parking spaces than required for the shopping center would not impact traffic on the abutting roadway, Coral Way. Further, staff notes that the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources does not object to this request.

Based on the aforementioned, staff recommends modified approval with conditions of request #3 to allow a 41.66% lot coverage, approval with conditions of request #5 and withdrawal without prejudice of request #4 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.

CIRCULATION AND PARKING:

Access to the subject property is provided through an ingress/egress drive along Coral Way. The site plan provided indicates fewer parking spaces than required for the existing 8,169 sq. ft. retail facility, which has been addressed in the discussion pertaining to request #5.

ENVIRONMENTAL REVIEW: Not applicable.

OTHER: Not applicable.

RECOMMENDATION: Denial without prejudice of requests #1 and #2, withdrawal without prejudice of request #4; modified approval with conditions of request #3, and approval with conditions of request #5.

CONDITIONS FOR APPROVAL: (For requests #3 and #5 only).

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Site Plan" as prepared by Freedom of Land Corp., consisting of 1 sheet dated stamped received 5/14/13 and a floor plan prepared by unknown dated stamped received 1/22/13, for a total of 2 sheets, except as herein amended to show the removal of the open sided shed and to show the required street trees.
3. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
4. That the use be established and maintained in accordance with the approved plan.
5. That no off-site parking be allowed along Coral way.

ES:MW:NN:EJ:CH



Eric Silva, AICP, Development Coordinator
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

MMW

PLANNING AND ZONING
AGENDA OFFICE

2014 MAY 13 P 2:29

ZONING RECOMMENDATION ADDENDUM

Applicant: Carol Jewelers
PH: Z13-006

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Business and Office (Page I-41)	<i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i>
Objective LU-4 (Pg. I-11)	<i>Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>
Policy LU-4A (Pg. I-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations	<i>The Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.</i>
--	--

ZONING RECOMMENDATION ADDENDUM

Applicant: Carol Jewelers
PH: Z13-006

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
---	--

PLANNING AND ZONING
AGENDA OFFICE

2014 MAY 13 P 2:24

1. CAROL JEWELERS
(Applicant)

14-2-CZ10-1 (13-006)
BCC/District 06
Hearing Date: 05/22/14

Property Owner (if different from applicant) **Coral Way Shopping LLC.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1955	Jules Pearlman, Trustee	- Zone change from RU-2 to BU-1A.	ACC	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum

Date: February 20, 2013

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-10 #Z2013000006
Coral Way Shopping, LLC
7295 Coral Way
Pawn Shop
(BU-1) (22 Acres)
11-54-40



The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal

The subject property is currently connected to a septic tank and drainfield, however sanitary sewer abuts the subject property along SW 24th Street. Section 24-43.1 (4) of the Code prohibits any nonresidential land use to be served by a septic tank if the property uses, generates, disposes of, or stores liquid waste other than domestic sewage. In addition, the Code requires properties to connect to public sanitary sewer if the abutting line is available for connection. At this time, the line is on the opposite side of the divided median, consequently is not available for connection. Be advised that connection to the abutting sewer main will be required once the line is considered available for connection.

The interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste could be approved, provided that the proposed development meets the sewage loading requirements of Section 24-43.1(4)(b) of the Code. The maximum sewage loading shall not exceed 1,500 gallons per day per acre (gpd/acre) for nonresidential properties served by a septic tank in conjunction with public water. The subject property contains 30,000 square feet, and the proposed development would generate a wastewater flow of approximately 861 gallons per day (gpd). This translates into a sewage loading rate of 1,250 gpd/acre which complies with sewage loading requirements as defined in Section 24-43.1(4)(b) of the Code.

Additionally, the owner of the property has submitted properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-43.1(4)(a) of the Code. Consequently, DERM may approve the subject application and the same may be scheduled for public hearing.

Stormwater Management

The proposed change will not affect the existing stormwater management system.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

The proposal to permit a jewelry store with a pawn permit will not impact tree resources. Therefore, the Tree Permitting Program has no objection to this zoning application. Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

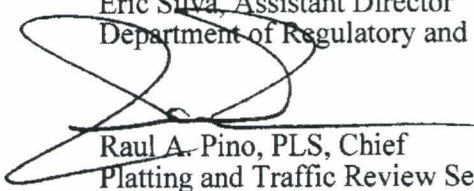
cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: March 12, 2013

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

From:  Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2013000006
Name: Carol Jewelers
Location: 7295 Coral Way
Section 11 Township 54 South Range 40 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

This land complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-6490.


This project meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.

Memorandum



Date: February 21, 2013

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From: 
Assistant Director, Administration
Public Works and Waste Management Department

Subject: #13-006
Carol Jewelers

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

#13-006

Carol Jewelers

Application: *Carol Jewelers* is requesting a use variance and a special exception to permit a jewelry store with a pawn permit to operate on a property zoned within a Special Business District (BU-1).

Size: The subject property is approximately .52 acres.

Location: The subject property is generally located at 7295 Coral Way in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2012, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The jewelry store on the property will likely be considered development for a "commercial establishment". Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial developments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service. The collected material will subsequently be disposed of at PWWM facilities.

3. Recycling: Commercial Establishments

The following language from **Section 15-2.3a** requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- | | |
|----------------------------------|--|
| 1) High grade office paper | 6) Steel (cans, scrap) |
| 2) Mixed paper | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |

5) Aluminum (cans, scrap)

10) Wood

Section 15-2.3 states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection. **The PWWM has no objections to the proposed application.**

RESOLUTION NO. CZAB10-2-14

WHEREAS, CAROL JEWELERS applied for the following:

- (1) USE VARIANCE to permit a pawn shop use in the BU-1A zone, as would be permitted in the BU-3 zone, only upon approval after public hearing.
- (2) NON-USE VARIANCE to permit (0) street trees (5 street trees required).
- (3) NON-USE VARIANCE to permit a lot coverage of 44.3% (40% maximum permitted).
- (4) NON-USE VARIANCE to permit an open sided metal roof structure setback 3.25" (20' required) from the rear (north) property line.
- (5) NON-USE VARIANCE to permit 25 parking spaces (28 spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic resources entitled "Site Plan" as prepared by Freedom of Land Corp., consisting of 1 sheet, dated stamped received 5/14/13 and a floor plan, preparer Unknown, consisting of 1 sheet, dated stamped received 1/22/13, for a total of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 17, 17A, 18, 18A, 19 and 19A less the South 15 feet in Block F of Section No. 2 CORAL TERRACE, PB 14-58.

LOCATION: 7295 Coral Way, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 10 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested permission to withdraw the requested non-use variance to permit (0) street trees (Item #2) and the requested non-use variance to permit an open sided metal roof structure setback 3.25" from the rear (north) property line (Item #4), and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested use variance to permit a pawnshop use in the BU-1A zone, as would be permitted in the BU-3 zone, only upon approval after public hearing (Item #1) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and that the requested non-use variance to permit a lot coverage of 41.66% on a modified basis, in lieu of the requested lot coverage of 44.3% (Item #3), and the requested non-use variance to permit 25 parking spaces (Item #5) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and that the withdrawal of the requested non-use variance to permit (0) street trees (Item #2) and the withdrawal of the requested non-use variance to permit an open sided metal roof structure setback 3.25" from the rear (north) property line (Item #4) should be granted, and

WHEREAS, a motion to approve Items #1 and #5, approve Item #3 on a modified basis, and withdraw Items #2 and #4 was offered by Julio R. Caceres, seconded by Gerardo Rodriguez, and upon a poll of the members present, the vote was as follows:

Julio R. Caceres	aye	Gerardo Rodriguez	aye
Miriam Planas	aye	Toufic Zakharia	absent
Robert Suarez	aye	Manuel Valdes	aye
	Richard M. Gomez	aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 10 that the requested use variance to permit a pawnshop use in the

BU-1A zone, as would be permitted in the BU-3 zone, only upon approval after public hearing (Item #1), and the requested non-use variance to permit a lot coverage of 41.66% on a modified basis, in lieu of the requested lot coverage of 44.3% (Item #3), and the requested non-use variance to permit 25 parking spaces (Item #5) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Site Plan" as prepared by Freedom of Land Corp., consisting of 1 sheet dated stamped received 5/14/13 and a floor plan prepared by unknown dated stamped received 1/22/13, for a total of 2 sheets, except as herein amended to show the removal of the open sided shed and to show the required street trees.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicant installs the required street trees.
6. That the property be restricted to a pawnbroker use in connection with the existing jewelry store only and that said pawnbroker use shall be limited to the pawning of jewelry only.
7. That the pawnshop use be operated solely as an accessory use in connection with the jewelry store, and if the jewelry store use is terminated, the pawnshop use will automatically expire and shall be discontinued.
8. That a Declaration of Restrictions in recordable form be submitted to and meet the approval of the Director within 30 days of the final approval restricting the use to the effect that the pawn shop use shall be limited to jewelry only.

9. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew same annually with the Miami-Dade County Department of Regulatory and Economic Resources, upon compliance with all the terms and conditions, the same subject to cancellation upon violation of any of the conditions.
10. That the operating hours for the pawnshop use not extend beyond those for the jewelry store.
11. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, shall be used or displayed. In addition, the terms pawn, pawning or pawnshop shall not be used in any outdoor signs in any language.
12. That no off-site parking be allowed along Coral Way.
13. That the applicant applies for permits for any unpermitted structures from the Department of Regulatory and Economic Resources within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department for a good cause show.

BE IT FURTHER RESOLVED that the request to withdraw Items #2 and #4 be and the same are hereby granted and said Items are hereby withdrawn without prejudice.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 12th day of February, 2014.

Hearing No. 14-01-CZ10-1
rd

**THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD
OF COUNTY COMMISSIONERS ON THE 24th DAY OF FEBRUARY, 2014.**

Memorandum



Date: March 1, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief *M.I.N.*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2013000006: CAROL JEWELERS

Application Name: CAROL JEWELERS

Project Location: The site is located at 7295 CORAL WAY, Miami-Dade County.

Proposed Development: The applicant is seeking approval for a use variance to permit a pawn shop.

Impact and demand: The request of this application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

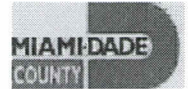
We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: 07-FEB-13
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2013000006

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2013000006
located at 7295 CORAL WAY, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1442 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:36 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 3 - Tropical Park - 3911 SW 82 Avenue
Rescue, ALS Engine

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

DATE: 25-MAR-14
REVISION 2

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

CAROL JEWELERS

7295 CORAL WAY, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2013000006

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. Prior case 201303007406 was opened on December 19, 2013 for advertising vehicles. No vehicles observed for sale and case closed on December 19, 2013. Case 201303007410 was opened on August 8, 2013. No signs observed December 19, 2013 and case closed. Case 2013030010900 was opened December 19, 2013 for junk/trash on unimproved property and a warning was issued. Violation reinspected January 6, 2014 and case closed. BNC: No bss cases open/closed.

Carol Jewelers

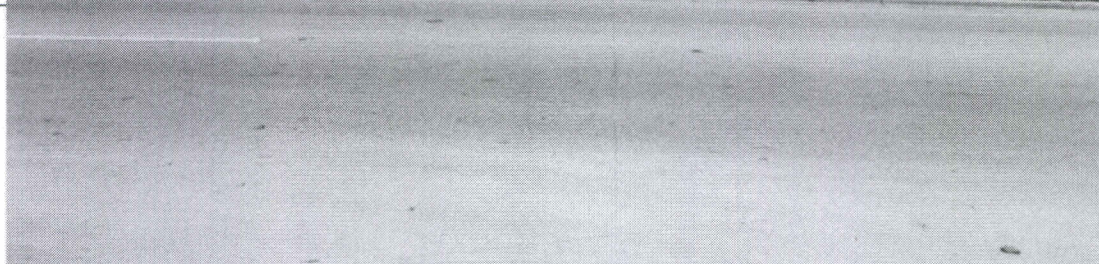
**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

PHOTOGRAPHS –submit photos showing entire site and all structures
FRONT ELEVATION



SIDE



REAR



Additional photos may be submitted

MAY 14 2013
 213-000
 ZONING SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY
 8/3/12 rcc

PHOTOGRAPHS –submit photos showing entire site and all structures
FRONT ELEVATION



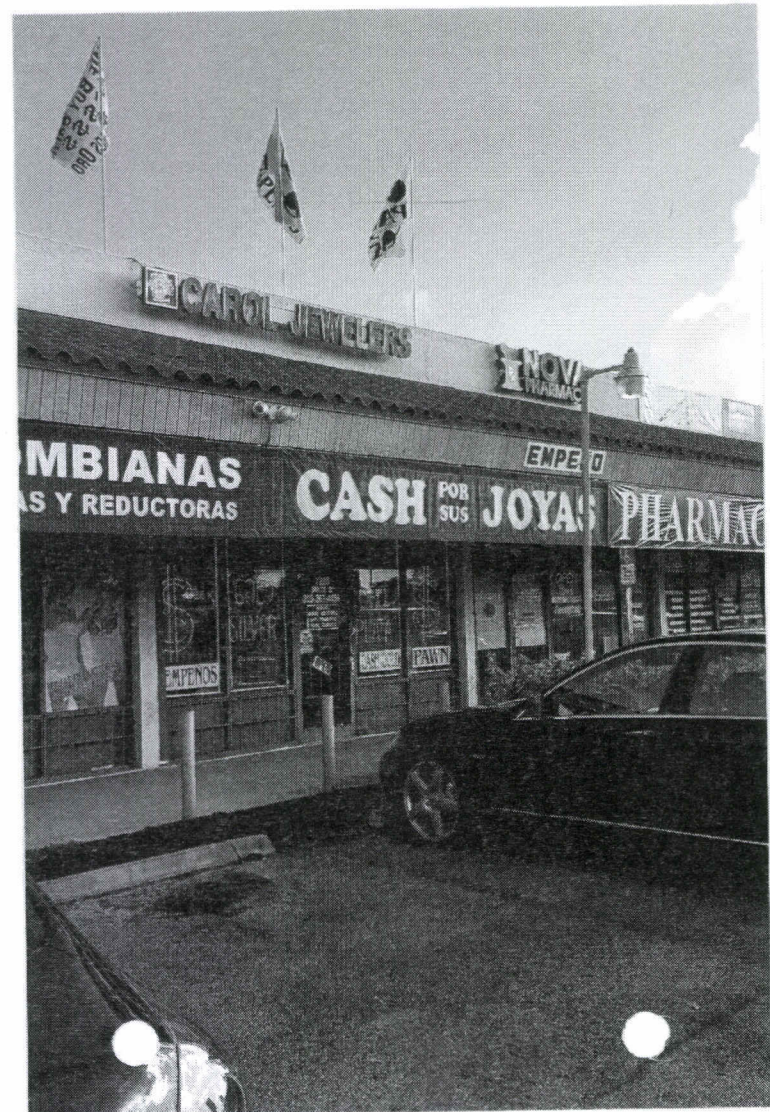
SIDE



REAR

213-006
ZONING DEPT.
MAY 11 2010
ZONING DEPT.
MAY 11 2010
8/3/12 rcc

Additional photos may be submitted



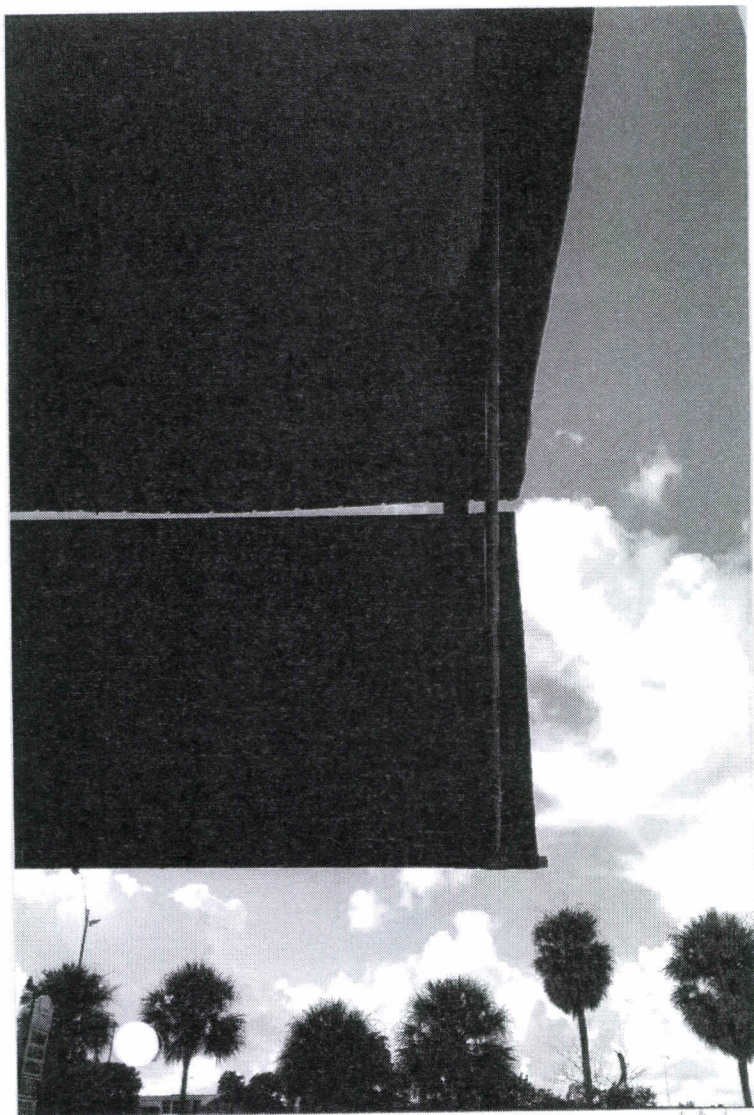
413-000
 JUL 14 2013
 ZONING HEARINGS SECTION
 MINOR PLANNING AND ZONING DEPT.
 BY: _____



UNRECORDED
Z-13-006
MAY 14 2013
ZONING PLANNING AND ZONING DEPT.
BY



7295-006
 MAY 14 2003
 ZONING SECTION
 MIAMI-DADE COUNTY
 PLANNING AND ZONING DEPT.
 BY *[Signature]*



RECEIVED
213-890
MAY 14 2013
77
COMMUNITY DEVELOPMENT SECTION
MIAMI CITY PLANNING AND ZONING DEPT.
P.O. BOX 136080



RECEIVED
 MAY 14 2003
 ZONTA
 MIAMI-D
 IMMIGRATION
 AND ZONING DEPT.
 BY



213-000
 MAY 14 1993
 ZONING
 MIAMI-DADE COUNTY
 PLANNING DEPT.
 BY



213-090
MAY 14 2013
ZONING BOARD
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: CAROL JEWELERS, CORP

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>CAROL JEWELERS, CORP</u>	<u>100%</u>
<u>7245 SW 24 ST SUITE 2</u>	
<u>MIAMI, FL 33155</u>	
<u>CAROL SUAREZ</u>	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

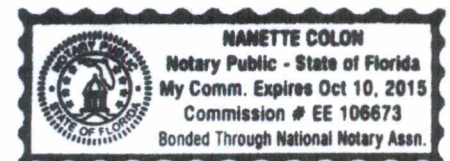
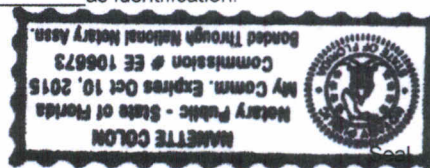
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

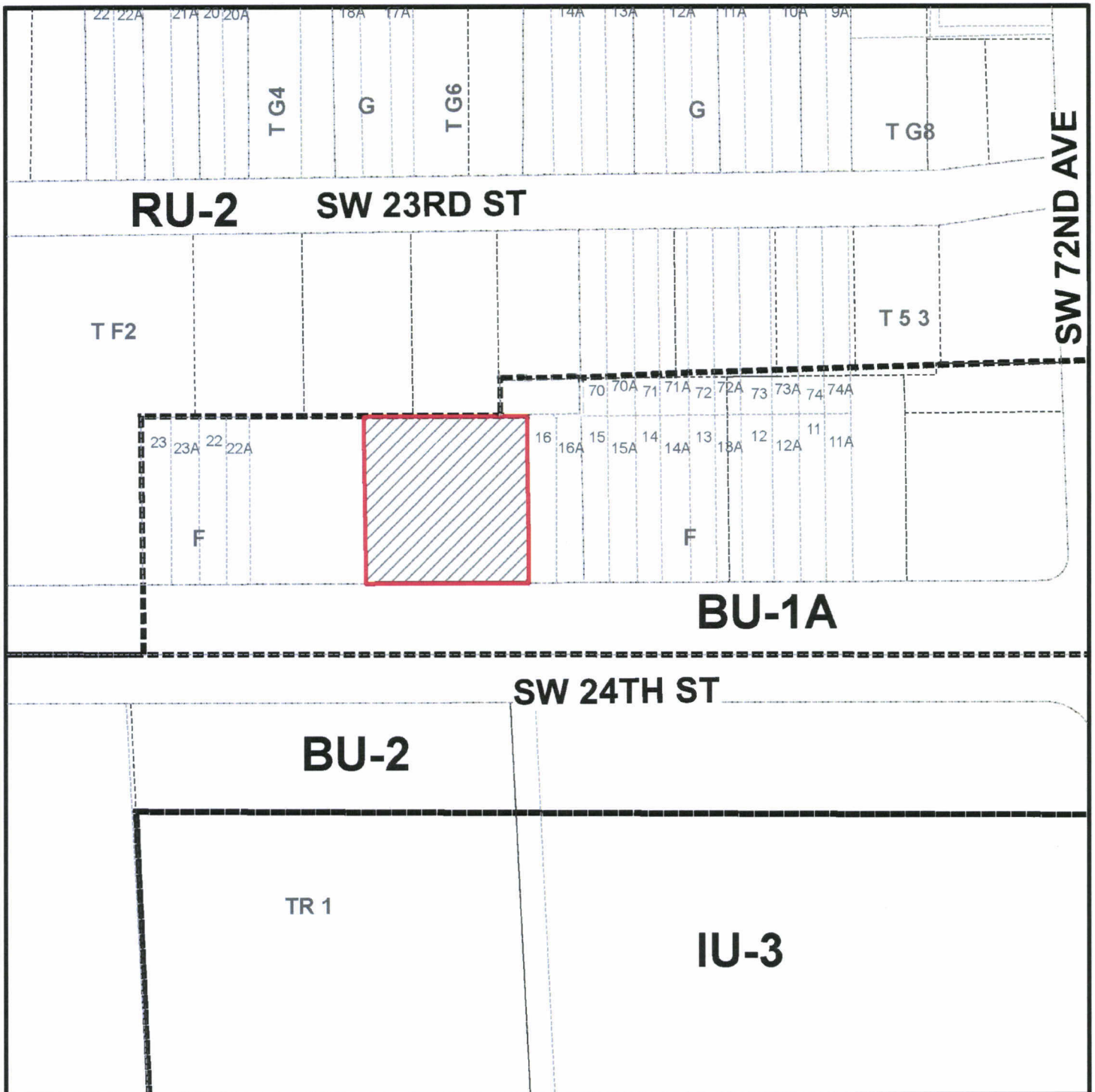
Sworn to and subscribed before me this 22 day of 1, 2013. Affiant is personally know to me or has produced _____ as identification.

(Notary Public)

My commission expires: _____



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000006



Section: 11 Township: 54 Range: 40
 Applicant: CAROL JEWELERS
 Zoning Board: C10
 Commission District: 6
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, February 20, 2013

REVISION	DATE	BY
		37



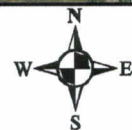
SW 23RD ST

SW 72ND AVE

SW 24TH ST

MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number
Z2013000006



Section: 11 Township: 54 Range: 40
Applicant: CAROL JEWELERS
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

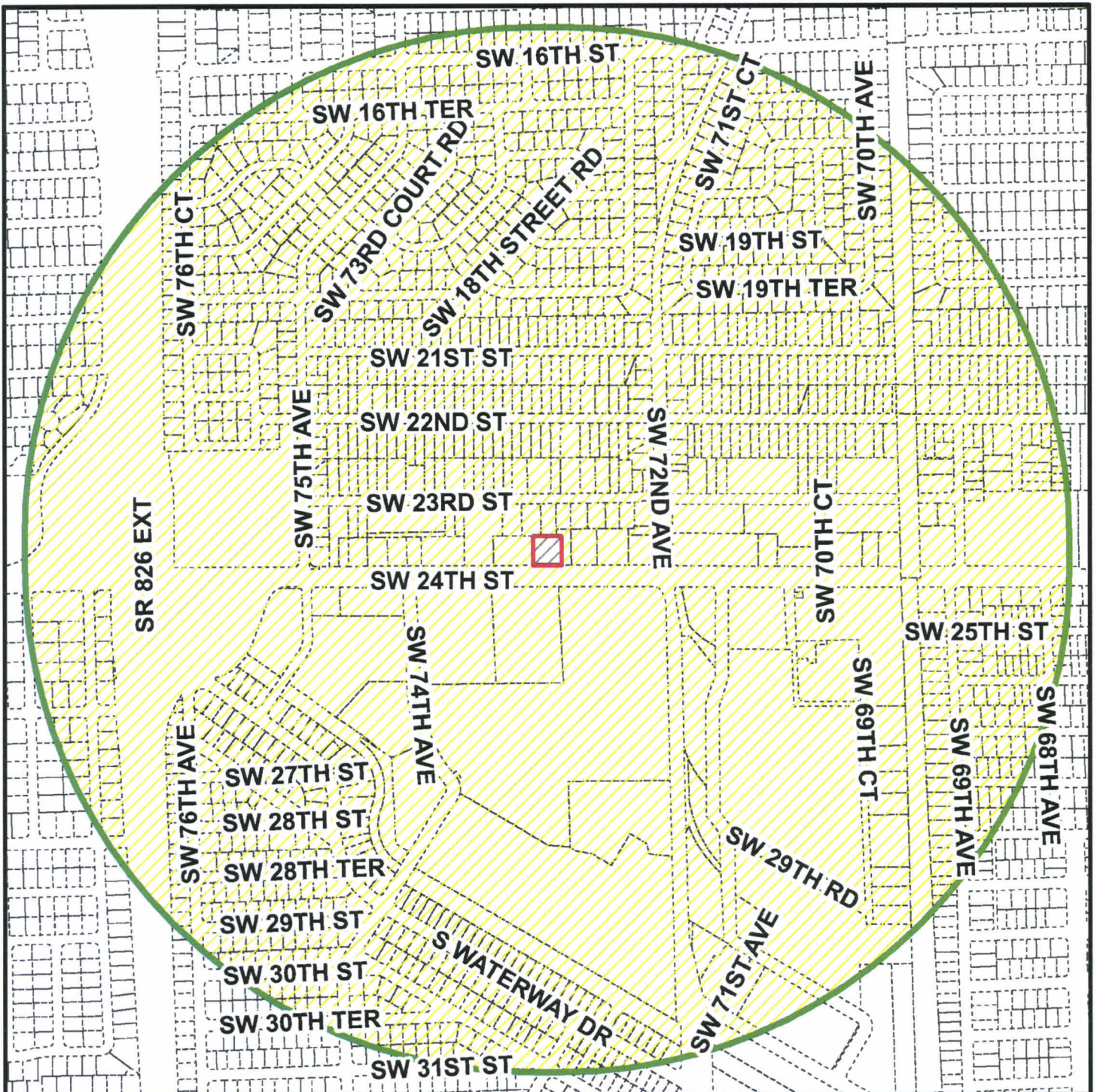


Subject Property



SKETCH CREATED ON: Wednesday, February 20, 2013

REVISION	DATE	BY
		38



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2013000006
RADIUS: 2640

Section: 11 Township: 54 Range: 40
Applicant: CAROL JEWELERS
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS



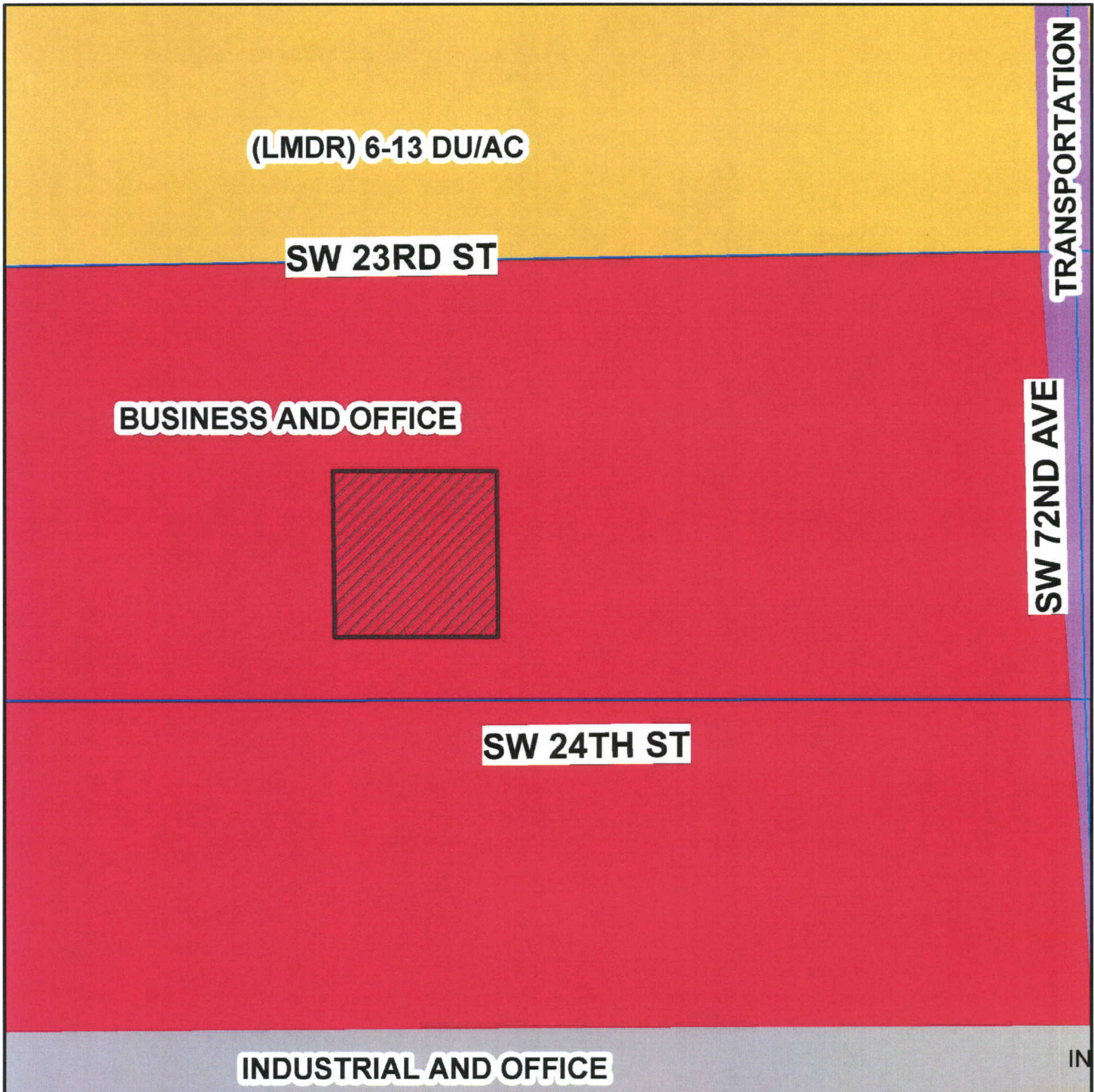
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Wednesday, February 20, 2013

REVISION	DATE	BY
		39



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000006

Section: 11 Township: 54 Range: 40
Applicant: CAROL JEWELERS
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS



Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, February 20, 2013

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 10**

PH: Z13-006 (14-01-CZ10-1)

February 12, 2014

Item No. 1

Recommendation Summary	
Commission District	06
Applicant	Carol Jewelers
Summary of Requests	The applicant is seeking a Use Variance to allow a pawnbroker use in a more restrictive zoning district and ancillary non-use variances of street trees, lot coverage, setback and parking spaces requirements.
Location	7295 Coral Way, Miami-Dade County, Florida.
Property Size	22,500 sq. ft.
Existing Zoning	BU-1A, Limited Business District
Existing Land Use	Retail
2020-2030 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(a), Use Variance standards, Section 33-311(A)(4)(b), Non-Use Variance Standards (see attached Zoning Recommendation Addendum)
Recommendation	Denial without prejudice of requests #1 and #2, withdrawal without prejudice of request #4; modified approval with conditions of request #3, and approval with conditions of request #5.

REQUESTS:

- (1) USE VARIANCE to permit a pawn shop use in the BU-1A zone, as would be permitted in the BU-3 zone, only upon approval after public hearing.
- (2) NON-USE VARIANCE to permit (0) street trees (5 street trees required).
- (3) NON-USE VARIANCE to permit a lot coverage of 44.3% (40% maximum permitted).
- (4) NON-USE VARIANCE to permit an open sided metal roof structure setback 3.25' (20' required) from the rear (north) property line.
- (5) NON-USE VARIANCE to permit 25 parking spaces (33 spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic resources entitled "Site Plan" as prepared by Freedom of Land Corp., consisting of 1 sheet dated stamped received 5/14/13 and a floor plan prepared by unknown dated stamped received 1/22/13, for a total of 2 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: The site plan submitted by the applicant depicts an existing 865 sq. ft. jewelry store within an 8,169 sq. ft. shopping center.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-1A; shopping center	Business and Office
North	RU-2; duplex residences	Business and Office

South	BU-2; vacant lot	Business and Office
East	BU-1A; offices	Business and Office
West	BU-1A; shopping center	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior lot, located at 7295 Coral Way. The area surrounding the subject property is primarily characterized by commercial shopping centers, offices, duplex residences and a vacant parcel.

SUMMARY OF THE IMPACTS:

The approval of this application will provide an additional service for the surrounding community. However, approval of the request to allow a pawnbroker use which is typically located in a zoning district that allows more intensive commercial uses, could have a negative impact on the abutting residential properties. Furthermore, approval of the same could result in an increase in the intensity and types of uses that would be allowed in this area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for **Business and Office** use. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.* As such, the existing retail use is compatible with the area and **consistent** with the CDMP Land Use Element interpretative text for the Business and Office designation.

The CDMP Land Use Element **Objective LU-4** states that *Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The **Land Use Element Policy LU-4A** of said interpretive text provides that *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.* Staff notes that the existing jewelry store is located within a shopping center that consists of various commercial uses such as a clothing store, dance studio, auto accessories and cell phone store. In staff's opinion, the requested pawnbroker use for jewelry only is an accessory use to the existing jewelry store and therefore, would be **consistent** with the Business and Office designation on the CDMP Land Use Plan map and **consistent** with **Objective LU-4** based on the criteria outlined in **Land Use Element Policy LU-4A**.

ZONING ANALYSIS:

In October 1955, pursuant to Resolution #8894, the subject property was granted approval to rezone the subject property from RU-2 to BU-1A. The current application seeks approval of a use variance, under Section 33-311(A)(4)(a) to permit a pawnbroker use in the BU-1A zoning district as would be permitted in the BU-3 district (request #1), and ancillary non-use variances of street tress, lot coverage, setback and parking spaces requirements to allow a pawnbroker use on the subject property (requests #2 - #5).

When request #1, Use Variance to permit a pawnbroker use in the BU-1A zone, as would be permitted in the BU-3 zone only upon approval after public hearing, is analyzed under the Use Variance Section 33-311(A)(4)(a), staff opines that the request is not consistent with the general purpose and intent of the zoning regulations. Section 33-311(A)(4)(a) provides that a **use variance** permits a use of land other than that which is prescribed by the zoning regulations. The standard stipulates that *the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions thereof will result in **unnecessary hardship**, and so the spirit of the regulations shall be observed and substantial justice done; and further provided that the use variance will be in harmony with the general purpose and intent of the regulations. To prove an unnecessary hardship, the applicant must demonstrate that under applicable zoning regulations, the applicant is deprived of all reasonable use or benefit from the property in question.*

Based on the information provided by the applicant, staff opines that the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions would result in an unnecessary hardship. As previously discussed, the subject property is currently in use and operating as a jewelry store; as such, the current use provides the applicant with reasonable use and benefit. Furthermore, Section 33-247 provides over forty-five (45) uses permitted in the BU-1A zoning district, which allow for the reasonable use and benefit of the subject property. Moreover, Section 33-246 provides that *the purpose of the BU-1A, General Business District, is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood as well as the more specialized commercial facilities which may serve several neighborhoods.*

Staff is of the opinion that the approval of the use variance request will not be in harmony with the general purpose and intent of the regulation, and that the applicant has not demonstrated a loss of all reasonable use of the property under the existing zoning. **As such, staff recommends denial without prejudice of request #1 for the proposed pawnbroker use under the Use Variance Section 33-311(A)(4)(a).**

The applicant also seeks non-use variances of the landscape, setback and lot coverage requirements of the Code for the existing shopping center facility. The applicant seeks to permit the existing shopping center with zero street trees, where 5 trees are required for the 150' street frontage (request #2). When request #2 is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that approval would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations as it pertains to the stability and appearance of the community and would be **incompatible** with same. Approval of request #2 would allow the applicant to maintain the shopping center with zero street trees. Staff opines that the applicant has sufficient room to provide the required street trees on the site. The BU-1A zoning district regulations requires the applicant to among other things provide *buffering elements in the form of architectural design and landscape design that provide a logical transition to adjoining existing or permitted uses.* Staff opines that apart from acting as a visual buffer for the less intensive recreational use to the south, the additional landscaping would provide the logical transition referred to in the zoning district regulations. **Therefore, staff recommends denial without prejudice of request #2 under Section 33-311(A)(4)(b), Non-Use Variance Standards.**

However, when requests number #3 through #5 are similarly analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that approval with conditions would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations as it pertains to the stability and appearance of the community

and would be **compatible** with same. Request #3, would permit the existing shopping center with a lot coverage of 44.3% (40% maximum permitted), and request #4 would permit an existing open sided roof structure setback 3.25' (20' required) from the rear (north) property line. Further, staff's research indicates that the shed that is the subject of request #4 was approved for demolition pursuant to Permit #2013048431. Staff opines that although minimal, the demolition of the roof structure contributes to an approximately 2.7% reduction of the total lot coverage for the existing shopping center. Therefore, staff opines that the withdrawal of request #4 without prejudice and a modified approval with conditions of request #3 to permit the shopping center with 41.66% lot coverage would not have a negative visual impact on the surrounding area and would be **compatible** with same.

Similarly, staff opines that when request #5 to permit the existing shopping center with 25 parking spaces (33 spaces required) is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), that approval of same would also maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would not be detrimental to the community. Staff opines that eight (8) less parking spaces than required for the shopping center would not impact traffic on the abutting roadway, Coral Way. Further, staff notes that the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources does not object to this request.

Based on the aforementioned, staff recommends modified approval with conditions of request #3 to allow a 41.66% lot coverage, approval with conditions of request #5 and withdrawal without prejudice of request #4 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.

CIRCULATION AND PARKING:

Access to the subject property is provided through an ingress/egress drive along Coral Way. The site plan provided indicates fewer parking spaces than required for the existing 8,169 sq. ft. retail facility, which has been addressed in the discussion pertaining to request #5.

ENVIRONMENTAL REVIEW: Not applicable.

OTHER: Not applicable.

RECOMMENDATION: Denial without prejudice of requests #1 and #2, withdrawal without prejudice of request #4; modified approval with conditions of request #3, and approval with conditions of request #5.

CONDITIONS FOR APPROVAL: (For requests #3 and #5 only).

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Site Plan" as prepared by Freedom of Land Corp., consisting of 1 sheet dated stamped received 5/14/13 and a floor plan prepared by unknown dated stamped received 1/22/13, for a total of 2 sheets, except as herein

amended to show the removal of the open sided shed and to show the required street trees.

3. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
4. That the use be established and maintained in accordance with the approved plan.
5. That no off-site parking be allowed along Coral way.

ES:MW:NN:EJ:CH



Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

NDW

ZONING RECOMMENDATION ADDENDUM

Applicant: Carol Jewelers
PH: Z13-006

NEIGHBORHOOD SERVICES PROVIDER COMMENTS

Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Business and Office (Page I-41)	<i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i>
Objective LU-4 (Pg. I-11)	<i>Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>
Policy LU-4A (Pg. I-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations	<i>The Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.</i>
--	--

ZONING RECOMMENDATION ADDENDUM

Applicant: Carol Jewelers

PH: Z13-006

**Section 33-311(A)(4)(b)
Non-Use
Variances From
Other Than
Airport
Regulations.**

*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*

Memorandum



Date: February 20, 2013

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-10 #Z2013000006
Coral Way Shopping, LLC
7295 Coral Way
Pawn Shop
(BU-1) (22 Acres)
11-54-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line.

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal

The subject property is currently connected to a septic tank and drainfield, however sanitary sewer abuts the subject property along SW 24th Street. Section 24-43.1 (4) of the Code prohibits any nonresidential land use to be served by a septic tank if the property uses, generates, disposes of, or stores liquid waste other than domestic sewage. In addition, the Code requires properties to connect to public sanitary sewer if the abutting line is available for connection. At this time, the line is on the opposite side of the divided median, consequently is not available for connection. Be advised that connection to the abutting sewer main will be required once the line is considered available for connection.

The interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste could be approved, provided that the proposed development meets the sewage loading requirements of Section 24-43.1(4)(b) of the Code. The maximum sewage loading shall not exceed 1,500 gallons per day per acre (gpd/acre) for nonresidential properties served by a septic tank in conjunction with public water. The subject property contains 30,000 square feet, and the proposed development would generate a wastewater flow of approximately 861 gallons per day (gpd). This translates into a sewage loading rate of 1,250 gpd/acre which complies with sewage loading requirements as defined in Section 24-43.1(4)(b) of the Code.

Additionally, the owner of the property has submitted properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-43.1(4)(a) of the Code. Consequently, DERM may approve the subject application and the same may be scheduled for public hearing.

Stormwater Management

The proposed change will not affect the existing stormwater management system.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

The proposal to permit a jewelry store with a pawn permit will not impact tree resources. Therefore, the Tree Permitting Program has no objection to this zoning application. Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: March 12, 2013

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2013000006
Name: Carol Jewelers
Location: 7295 Coral Way
Section 11 Township 54 South Range 40 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

This land complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-6490.

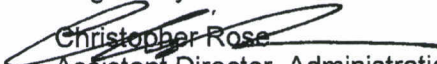
This project meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.

Memorandum



Date: February 21, 2013

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From:  Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: #13-006
Carol Jewelers

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

#13-006

Carol Jewelers

Application: *Carol Jewelers* is requesting a use variance and a special exception to permit a jewelry store with a pawn permit to operate on a property zoned within a Special Business District (BU-1).

Size: The subject property is approximately .52 acres.

Location: The subject property is generally located at 7295 Coral Way in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2012, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The jewelry store on the property will likely be considered development for a "commercial establishment". Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial developments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service. The collected material will subsequently be disposed of at PWWM facilities.

3. Recycling: Commercial Establishments

The following language from **Section 15-2.3a** requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- | | |
|----------------------------------|--|
| 1) High grade office paper | 6) Steel (cans, scrap) |
| 2) Mixed paper | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |

5) Aluminum (cans, scrap)

10) Wood

Section 15-2.3 states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection. **The PWWM has no objections to the proposed application.**

Memorandum



Date: March 1, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief *M.I.N.*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2013000006: CAROL JEWELERS

Application Name: CAROL JEWELERS

Project Location: The site is located at 7295 CORAL WAY, Miami-Dade County.

Proposed Development: The applicant is seeking approval for a use variance to permit a pawn shop.

Impact and demand: The request of this application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: 07-FEB-13
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2013000006

Fire Prevention Unit:

Not applicable to MDRF site requirements.

Service Impact/Demand

Development for the above Z2013000006
located at 7295 CORAL WAY, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1442 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:36 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 3 - Tropical Park - 3911 SW 82 Avenue
Rescue, ALS Engine

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue
Department Planning Section at 786-331-4540.

15

DATE: 06-JAN-14
REVISION 1

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

CAROL JEWELERS

7295 CORAL WAY, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2013000006

HEARING NUMBER

HISTORY:

NC OPEN: THERE ARE NO CURRENT OPEN REGULATIONS CASES.

NC CLOSED: CASE #201303010900, WAS OPENED ON DECEMBER 19, 2013, FOR FAILURE TO PERFORM LOT MAINTENANCE AND REMOVE SOLID WASTE JUNK, TRASH, AND/OR DEBRIS [JUNK AND TRASH IN THE REAR OF THE BUILDING; DISCARDED FURNITURE, BOXES, PIECES OF WOOD, AND MISCELLANEOUS ITEMS. A WARNING LETTER WAS ISSUED THAT SAME DAY. THE VIOLATION WAS CORRECTED AND THE CASE HAS BEEN CLOSED.

CASE #201303007406, WAS OPENED ON AUGUST 8, 2013, FOR A VEHICLE ADVERTISEMENT VIOLATION. NO VEHICLES FOR SALE OR OBSERVED AT THE TIME OF THE INSPECTION. THE CASE HAS BEEN CLOSED.

CASE #201303007410, WAS OPENED, ON AUGUST 8, 2013, FOR SIGNS ON THE RIGHT OF WAY VIOLATION. A FIRST INSPECTION WAS CONDUCTED THE SAME DAY. NO SIGNS OBSERVED. A FOLLOW-UP INSPECTION WAS CONDUCTED ON DECEMBER 19, 2013. NO SIGNS OBSERVED. THE CASE HAS BEEN CLOSED.

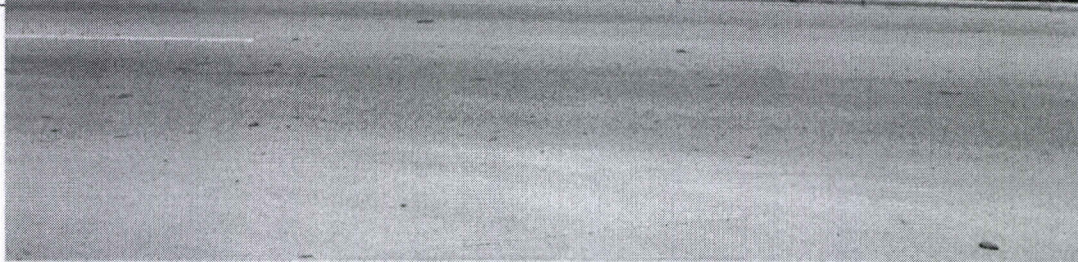
BLDG: THERE ARE NO CURRENT OPEN OR CLOSED BUILDING REGULATIONS CASES.

CAROL JEWELERS

PHOTOGRAPHS –submit photos showing entire site and all structures
FRONT ELEVATION



SIDE



REAR



Additional photos may be submitted

MAY 14 2013
 ZONING CLEARING SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY

8/3/12 rcc

PHOTOGRAPHS –submit photos showing entire site and all structures
FRONT ELEVATION



SIDE



REAR

RECEIVED
 213-006
 MAY 14 2012

Additional photos may be submitted

ZONING BOARD
 MINOR CASE PLANNING AND ZONING DEPT.
 BY: [Signature]

8/3/12 rcc

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: CAROL JEWELERS, CORP

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>CAROL JEWELERS, CORP</u>	<u>100%</u>
<u>7295 SW 34 ST SUITE 2</u>	<u>-</u>
<u>MIAMI, FL 33155</u>	<u>-</u>
<u>CAROL SUAREZ</u>	<u>-</u>

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

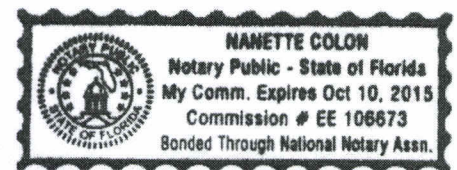
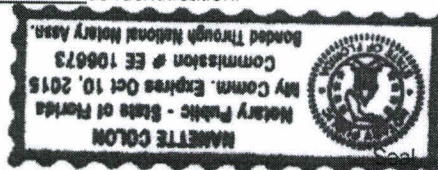
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 22 day of 1, 2013. Affiant is personally know to me or has produced _____ as identification.

(Notary Public)

My commission expires: _____



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
CORAL WAY SHOPPING LLC	100 %
3455 S.W. 130 AVE	
MIAMI FL 33175	
MIKE SIGLER	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

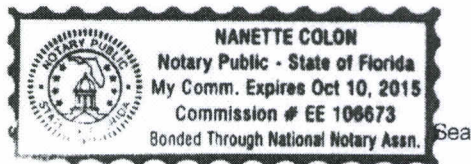
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 22 day of 1, 2013. Affiant is personally know to me or has produced _____ as identification.

(Notary Public)

My commission expires: _____



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

LEND
LOT COVER = $9,963.35^2 = 44.3\% > 40\%$. NE
LANDSCAPE AREA = $560^2 = 0.02\% > 18\%$. NW
PARKING = $8182^2 = 33$ SPACES REQD
76 SPACES PROVIDED > 33 . NE

SCALE: NOT TO SCALE

9

N 35 52

N/A
11-09

1-STY BLDG

100' R/M

[illegible]
$$\begin{array}{r} 996\frac{1}{2} \\ \hline 00.991\frac{1}{4} \\ 55.291\frac{3}{8} \\ 0.565 \end{array}$$

MAY 14 2013

RECEIVED
JUL 13 - 66

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

23



SITE PLAN

SCALE: NOT TO SCALE

ZONING LEGEND:
64110 COMMERCIAL
-CENTRAL CLUC 0011
RETAIL OUTLET ZONING
BUILD YEAR 1980

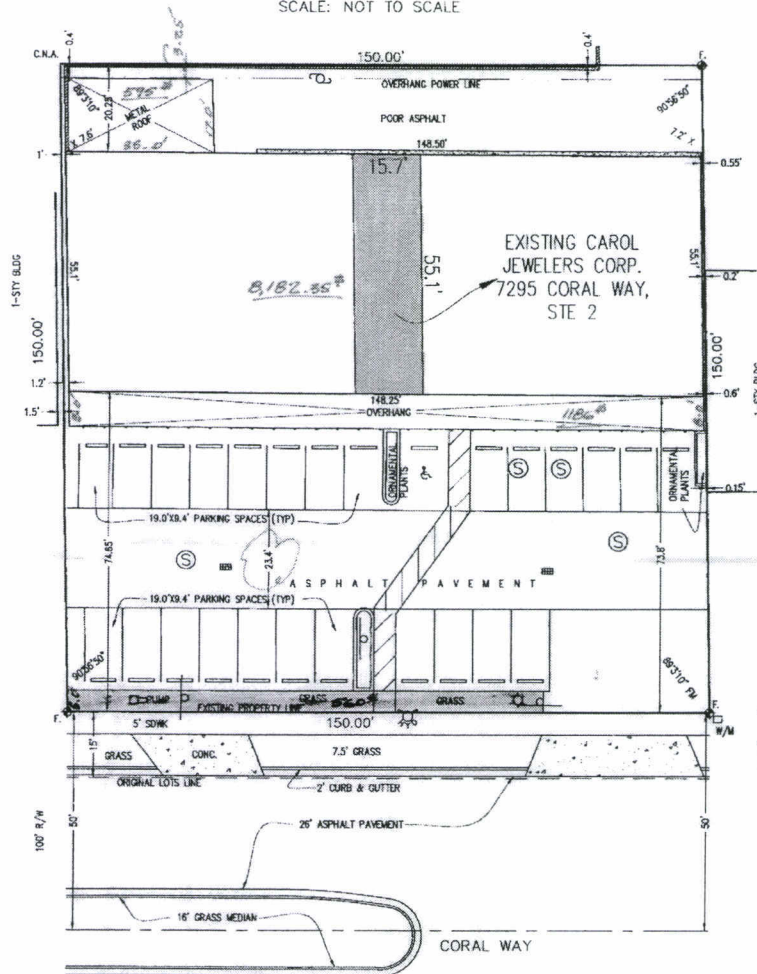
FLOOD INFORMATION
COMMUNITY: 120635
PANEL: 12086C0452
SUFFIX: L
FLOOD ZONE: X
BASE FLOOD ELEV.: N/A
DATE OF FIRM: 09-11-09

SETBACK
NORTH 20.25'
SOUTH 73.80'
EAST 0.55'
WEST 1.00'

PARKING SPACES
REGULAR 25
HANDICAP 1
TOTAL 26
8745 SQ. FEET

9 SPACES
8 TENANTS
F.A.R. 36.3%
GRASS 610 SQ. FT.

LOT COVER 22,500
SQ. FT.
BUILDING COVER
8169 SQ. FT.



LEGEND

LOT COVER = $9,962.35' = 44.3\% > 40\%$. . NG
LANDSCAPE AREA = $560' = 0.02\% < 18\%$. . NG
PARKING = $8,182' / 250 = 33$ SPACES REQ'D
26 SPACES PROVIDED < 33 . . NG

SCALE
1" = 20'

FOR: CORAL WAY SHOPPING LLC

ADDRESS: 7287 THRU 7299 CORAL WAY, MIAMI, FLORIDA 33155

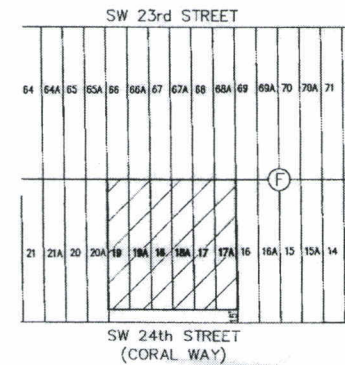
LEGAL DESCRIPTION:

LOTS 17, 17A, 18, 18A, 19, AND 19A LESS THE SOUTH 15 FEET IN BLOCK F OF "SECTION NO. 2 CORAL TERRACE" ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 14 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 22,500.0 SQUARE FEET, 0.516 ACRES.

JOB No.: 0812101A

SURVEY DATE: 12-11-2012

LOCATION MAP (NTS)



Tenant ledger

Name	Address	Phone	Sq. Ft.
Unisex Beauty Salon	7287 Coral Way	786-501-1787	860
Metro PCS	7289 Coral Way	305-260-0447	860
New Uniforms	7291 Coral Way	305-455-1436	860
Nova Pharmacy	7295-1 Coral Way	305-262-6682	860
Coral Jewelers	7295-2 Coral Way	305-267-4456	860
Gables Home Health	7293 Coral Way	305-722-2525	860
Cardenas Electronics	7299 Coral Way	305-261-6333	1720

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

FREEDOM OF LAND CORP
Surveying Services

7975 W. FLAGLER STREET, SUITE 207
MIAMI, FLORIDA 33144
305.266.4481 FAX 305.262.5087 / 1.348.515

RECEIVED
213-000
MAY 14 2013

RECEIVED
213-000
MAY 14 2013

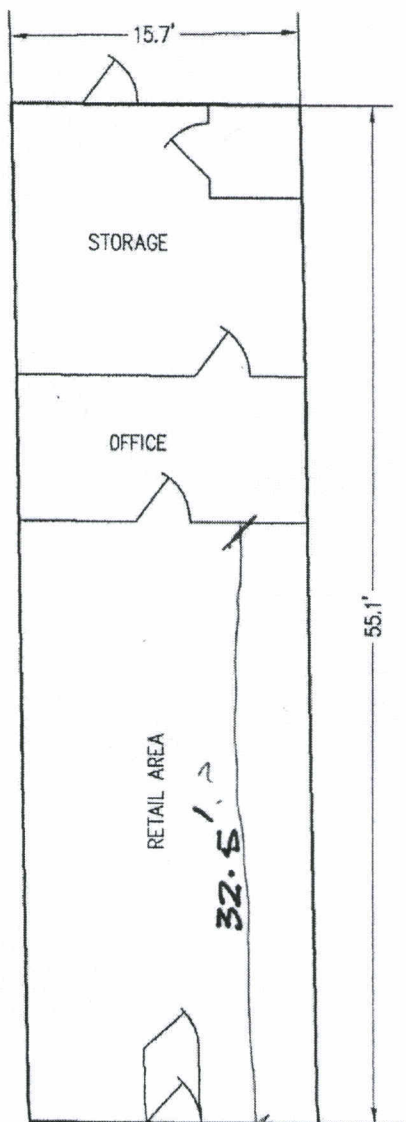
STORE: CAROL JEWELRY CORP.

ADDRESS: 7295 CORAL WAY, SUITE 2, MIAMI, FLORIDA 33155

FLOOR PLAN
865 SQ. FEET



NOT TO SCALE



213-006
RECEIVED
JAN 22 2013

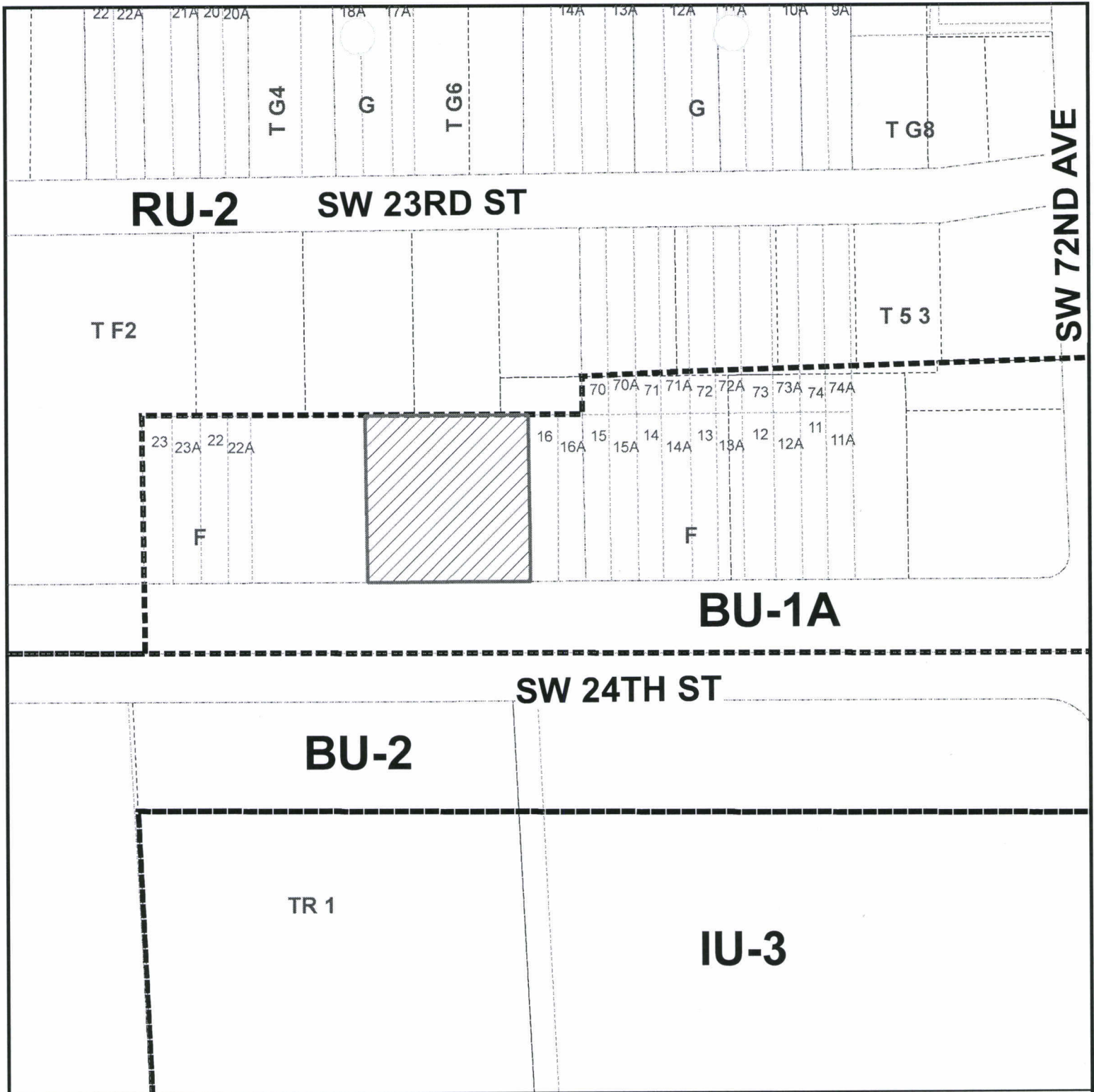
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

DH

RECEIVED
213-006
JAN 22 2013

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000006

Section: 11 Township: 54 Range: 40
 Applicant: CAROL JEWELERS
 Zoning Board: C10
 Commission District: 6
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, February 20, 2013

REVISION	DATE	BY
		26



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number
Z2013000006



Section: 11 Township: 54 Range: 40
Applicant: CAROL JEWELERS
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

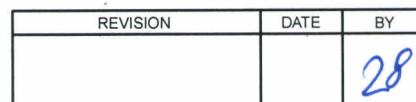
Legend

 Subject Property



SKETCH CREATED ON: Wednesday, February 20, 2013

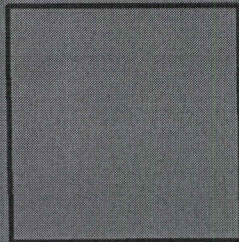
REVISION	DATE	BY
		27



(LMDR) 6-13 DU/AC

SW 23RD ST

BUSINESS AND OFFICE



SW 24TH ST

INDUSTRIAL AND OFFICE

TRANSPORTATION

SW 72ND AVE

IN

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000006

Section: 11 Township: 54 Range: 40
Applicant: CAROL JEWELERS
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

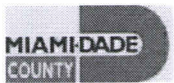


Subject Property Case



SKETCH CREATED ON: Wednesday, February 20, 2013

REVISION	DATE	BY



Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2013000006

BOARD: BCC

LOCATION OF SIGN: 7295 CORAL WAY, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 28-APR-14

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA



Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2013000006

BOARD: BCC

LOCATION OF SIGN: 7295 CORAL WAY, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 28-APR-14

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA

Memorandum



Date: September 21, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: *GN*
9/25 Jack Kardys
Director, Parks, Recreation and Open Spaces Department

Subject: Blanket Concurrency Approval for Recreation and Open Space

This memorandum updates the blanket concurrency approval memo of September 26, 2012. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2014. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jlb

c: Helen Brown, Metropolitan Planning, RER
Maria I. Nardi, Chief, Planning and Research Division, MDPROS



Miami-Dade County
Park and Recreation Department
LOS-2013

Report # 4 Table 34
Local Recreation Open Space Level of Service

PBD	Estimated 2013 UMISA Population	Standard @ 2.75 Acres Per 1000 People (Acres)	Public Local Park Acres	Concurrency* Acres	Total Local Park acres	School Acres	Private Open Space Acres	Total Recreation Open Space Acreage	Surplus (Deficient) Acres	Percentage of Standard %
1	377,389	1,037.82	347.46	291.00	638.46	299.82	267	1205.28	167.46	1.16
2	596,796	1,641.19	721.61	595.00	1316.61	356.3	473	2145.91	504.72	1.31
3	156,544	430.50	231.06	232.93	463.99	96.62	89	649.61	219.11	1.51
Total	1,130,729	3,109.50	1300.13	1118.93	2419.06	752.74	829	4000.80	891.30	1.29

Note:
Public Local Park Acres is Miami-Dade Parks Only
Private Recreation Open Space Updated 1/9/09
*Concurrency Acres are District park Acres utilized for local Recreation

Memorandum



Date: September 25, 2013

To: Mark R. Woener, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

From: Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

A handwritten signature in cursive script, appearing to read "Paul Mauriello".

Subject: Solid Waste Disposal Concurrency Determination

The Public Works and Waste Management Department determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nineteen (19) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2031-32 or fourteen (14) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2014), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

- c: Aneisha Daniel, Assistant Director, Administration
- Asok Ganguli, Assistant Director, Technical Services
- Michael Moore, Assistant Director, Disposal Operations
- Deborah Silver, Division Director, Fiscal Management & Planning

Public Works and Waste Management Department (PWWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2013-14 Through Fiscal Year 2031-32

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	RESOURCES RECOVERY ASHFFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity			
OCT. 1, 2013 TO SEPT. 30, 2014	1,543,000	2,873,330	127,900	2,745,430	6,122,095	301,000	5,821,095	1,735,051	111,400	1,623,651	250,000	790,300	752,700
OCT. 1, 2014 TO SEPT. 30, 2015	1,543,000	2,745,430	127,900	2,617,530	5,821,095	301,000	5,520,095	1,623,651	111,400	1,512,251	250,000	790,300	752,700
OCT. 1, 2015 TO SEPT. 30, 2016	1,543,000	2,617,530	127,900	2,489,630	5,520,095	301,000	5,219,095	1,512,251	111,400	1,400,851	250,000	790,300	752,700
OCT. 1, 2016 TO SEPT. 30, 2017	1,543,000	2,489,630	127,900	2,361,730	5,219,095	301,000	4,918,095	1,400,851	111,400	1,289,451	250,000	790,300	752,700
OCT. 1, 2017 TO SEPT. 30, 2018	1,543,000	2,361,730	127,900	2,233,830	4,918,095	301,000	4,617,095	1,289,451	111,400	1,178,051	250,000	790,300	752,700
OCT. 1, 2018 TO SEPT. 30, 2019	1,543,000	2,233,830	127,900	2,105,930	4,617,095	301,000	4,316,095	1,178,051	111,400	1,066,651	250,000	790,300	752,700
OCT. 1, 2019 TO SEPT. 30, 2020	1,543,000	2,105,930	127,900	1,978,030	4,316,095	301,000	4,015,095	1,066,651	111,400	955,251	250,000	790,300	752,700
OCT. 1, 2020 TO SEPT. 30, 2021	1,543,000	1,978,030	127,900	1,850,130	4,015,095	301,000	3,714,095	955,251	111,400	843,851	250,000	790,300	752,700
OCT. 1, 2021 TO SEPT. 30, 2022	1,543,000	1,850,130	127,900	1,722,230	3,714,095	301,000	3,413,095	843,851	111,400	732,451	250,000	790,300	752,700
OCT. 1, 2022 TO SEPT. 30, 2023	1,543,000	1,722,230	127,900	1,594,330	3,413,095	301,000	3,112,095	732,451	111,400	621,051	250,000	790,300	752,700
OCT. 1, 2023 TO SEPT. 30, 2024	1,543,000	1,594,330	127,900	1,466,430	3,112,095	301,000	2,811,095	621,051	111,400	509,651	250,000	790,300	752,700
OCT. 1, 2024 TO SEPT. 30, 2025	1,543,000	1,466,430	127,900	1,338,530	2,811,095	301,000	2,510,095	509,651	111,400	398,251	250,000	790,300	752,700
OCT. 1, 2025 TO SEPT. 30, 2026	1,543,000	1,338,530	127,900	1,210,630	2,510,095	301,000	2,209,095	398,251	111,400	286,851	250,000	790,300	752,700
OCT. 1, 2026 TO SEPT. 30, 2027	1,543,000	1,210,630	127,900	1,082,730	2,209,095	301,000	1,908,095	286,851	111,400	175,451	250,000	790,300	752,700
OCT. 1, 2027 TO SEPT. 30, 2028	1,543,000	1,082,730	127,900	954,830	1,908,095	301,000	1,607,095	175,451	111,400	64,051	250,000	790,300	752,700
OCT. 1, 2028 TO SEPT. 30, 2029	1,543,000	954,830	127,900	826,930	1,607,095	348,349	1,258,746	64,051	64,051	0	250,000	790,300	752,700
OCT. 1, 2029 TO SEPT. 30, 2030	1,543,000	826,930	127,900	699,030	1,258,746	412,400	846,346	0	0	0	250,000	790,300	752,700
OCT. 1, 2030 TO SEPT. 30, 2031	1,543,000	699,030	127,900	571,130	846,346	412,400	433,946	0	0	0	250,000	790,300	752,700
OCT. 1, 2031 TO SEPT. 30, 2032	1,543,000	571,130	127,900	443,230	433,946	412,400	21,546	0	0	0	250,000	790,300	752,700
REMAINING YEARS				19			19			15		19	

ANNUAL DISPOSAL RATE (in tons)

RESOURCES RECOVERY ASHFFILL	127,900
SOUTH DADE LANDFILL	301,000
NORTH DADE LANDFILL	111,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	<u>790,300</u>

* Ashfill capacity is for Cell 20.

** South Dade includes Cells 4 and 5. Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2015 and the contract contains two 5-year renewal terms. The Department anticipates contract renewal in 2015.

***** All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2013, survey with actual tons from July 2013, through August 2013, and projected tons for September 2013.

Memorandum



Date: October 1, 2013

To: Jack Osterholt, Director/Deputy Mayor
Department of Regulatory and Economic Resources

From: Ysela Lloft, Director
Miami-Dade Transit

Subject: FY14 Blanket Concurrency Approval for Transit

2013 SEP -6 P 4: 41

PLANNING & COMMUNITY DEVELOPMENT
METROPLANNING SECTION

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2013 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

With this memo we re-authorize your Department to review and approve concurrency applications in all areas of unincorporated Miami-Dade County.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2013 to September 30, 2014, or until canceled by written notice from my office.

Should your staff need further assistance with mass transit concurrency information, they may contact Nilia Cartaya, Principal Planner, in our Department. Thank you for your continued cooperation on these important matters.

c: Albert A. Hernandez, P.E., MDT
Monica D. Cejas, P.E., MDT
Gerald E. Bryan, MDT
Eric Zahn, MDT
Nilia Cartaya, MDT
Douglas K. Robinson, MDT
Mark R. Woerner, RER
Helen A. Brown, RER

Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

MCM:skr

Received by
Zoning Agenda Coordinator

JUL 27 2010

cc: Control File

Memorandum



Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

From: *Mark R. Woerner*
Mark R. Woerner, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

Subject: Blanket Concurrency Approval for Recreation and Open Space

The blanket level of service/concurrency authorization for recreation and open space issued by your department last year will expire on September 30, 2012. This authorization must be re-issued prior to September 30, 2012, so that the Department of Regulatory and Economic Resources (DRER) may continue reviewing concurrency applications for recreation and open space concurrency requirements on your behalf. If such authorization is not received, DRER will have to refer all zoning and permit applications to your department for concurrency review.

Park and Recreation's re-authorization for blanket concurrency authorization should be effective for a one-year period beginning on October 1, 2012 and should be based on sufficient surplus capacity to sustain projected development for one year. If there is not sufficient surplus capacity for one year, please advise this department immediately.

If you or any member of your staff needs further information on this request, please contact Helen A. Brown, Concurrency Administrator at (305) 375-2835. Thank you for your attentions to this matter.

MRW:NS:hab

cc: James Byers, Zoning Division Chief, West Dade Office, DRER
Ronald Connally, Supervisor, Zoning Hearings/Administrative Review Section, DRER
Nick Nitti, Supervisor, Zoning Evaluation Section, DRER
Helen A. Brown, Concurrency Administrator, DRER

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2013000006

BOARD: C10

LOCATION OF SIGN: 7295 CORAL WAY, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 22-JAN-14

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA

FA

HEARING NO. 14-1-CZ10-1 (13-06)

11-54-40
Council Area 10
Comm. Dist. 06

APPLICANT: CAROL JEWELERS

- (1) USE VARIANCE to permit a pawn shop use in the BU-1A zone, as would be permitted in the BU-3 zone, only upon approval after public hearing.
- (2) NON-USE VARIANCE to permit (0) street trees (5 street trees required).
- (3) NON-USE VARIANCE to permit a lot coverage of 44.3% (40% maximum permitted).
- (4) NON-USE VARIANCE to permit an open sided metal roof structure setback 3.25" (20' required) from the rear (north) property line.
- (5) NON-USE VARIANCE to permit 25 parking spaces (28 spaces required).

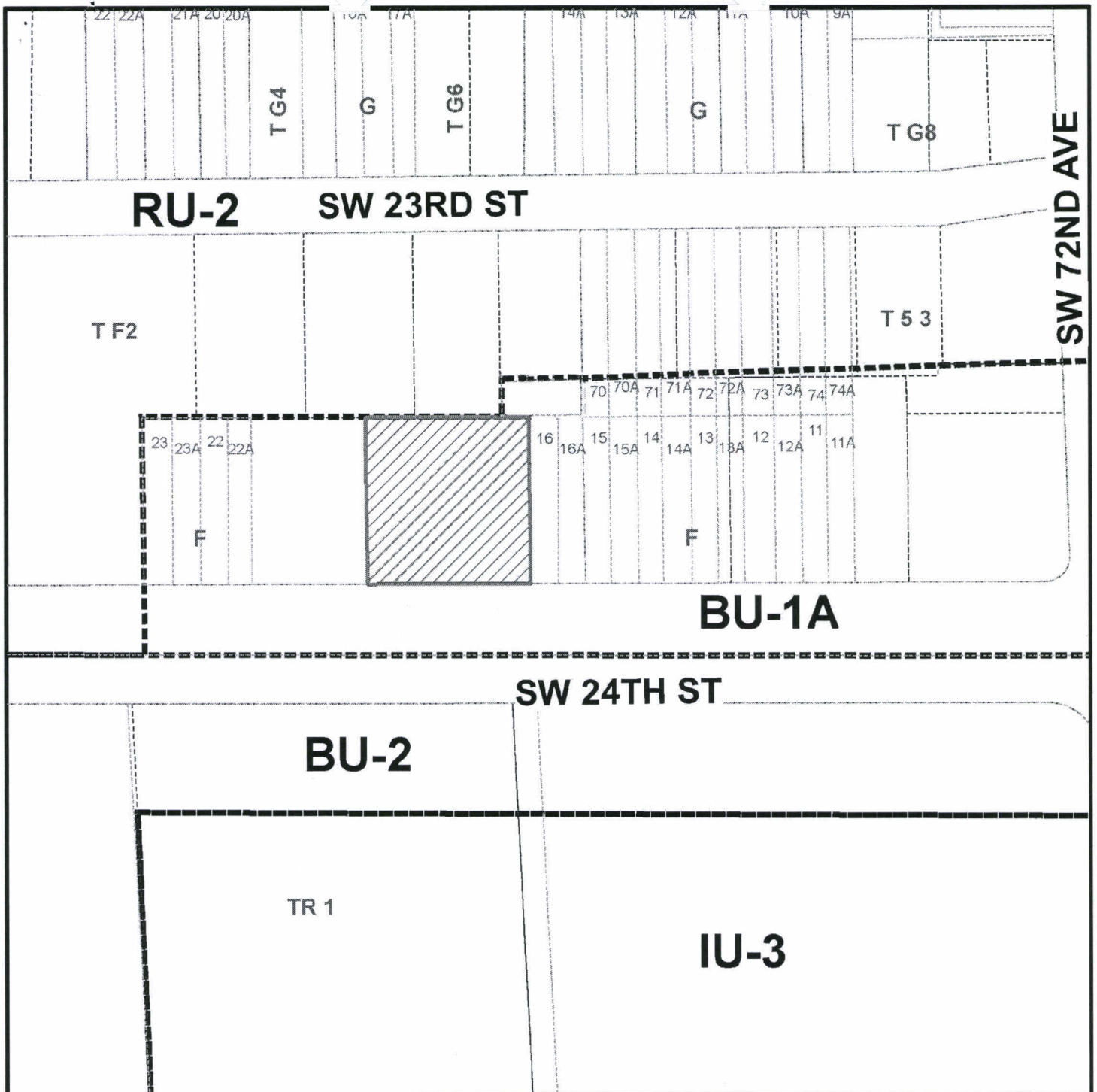
Plans are on file and may be examined in the Department of Regulatory and Economic resources entitled "Site Plan" as prepared by Freedom of Land Corp., consisting of 1 sheet, dated stamped received 5/14/13 and a floor plan, preparer Unknown, consisting of 1 sheet, dated stamped received 1/22/13, for a total of 2 sheets. Plans may be modified at public hearing.

LOCATION: 7295 Coral Way, Miami-Dade County, Florida.

SIZE OF PROPERTY: 22,500 sq. ft.

PRESENT ZONING: BU-1A (Business-Limited)

3



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000006



Legend

 Subject Property Case



Section: 11 Township: 54 Range: 40
 Applicant: CAROL JEWELERS
 Zoning Board: C10
 Commission District: 6
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

SKETCH CREATED ON: Wednesday, February 20, 2013

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number
Z2013000006



Section: 11 Township: 54 Range: 40
Applicant: CAROL JEWELERS
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

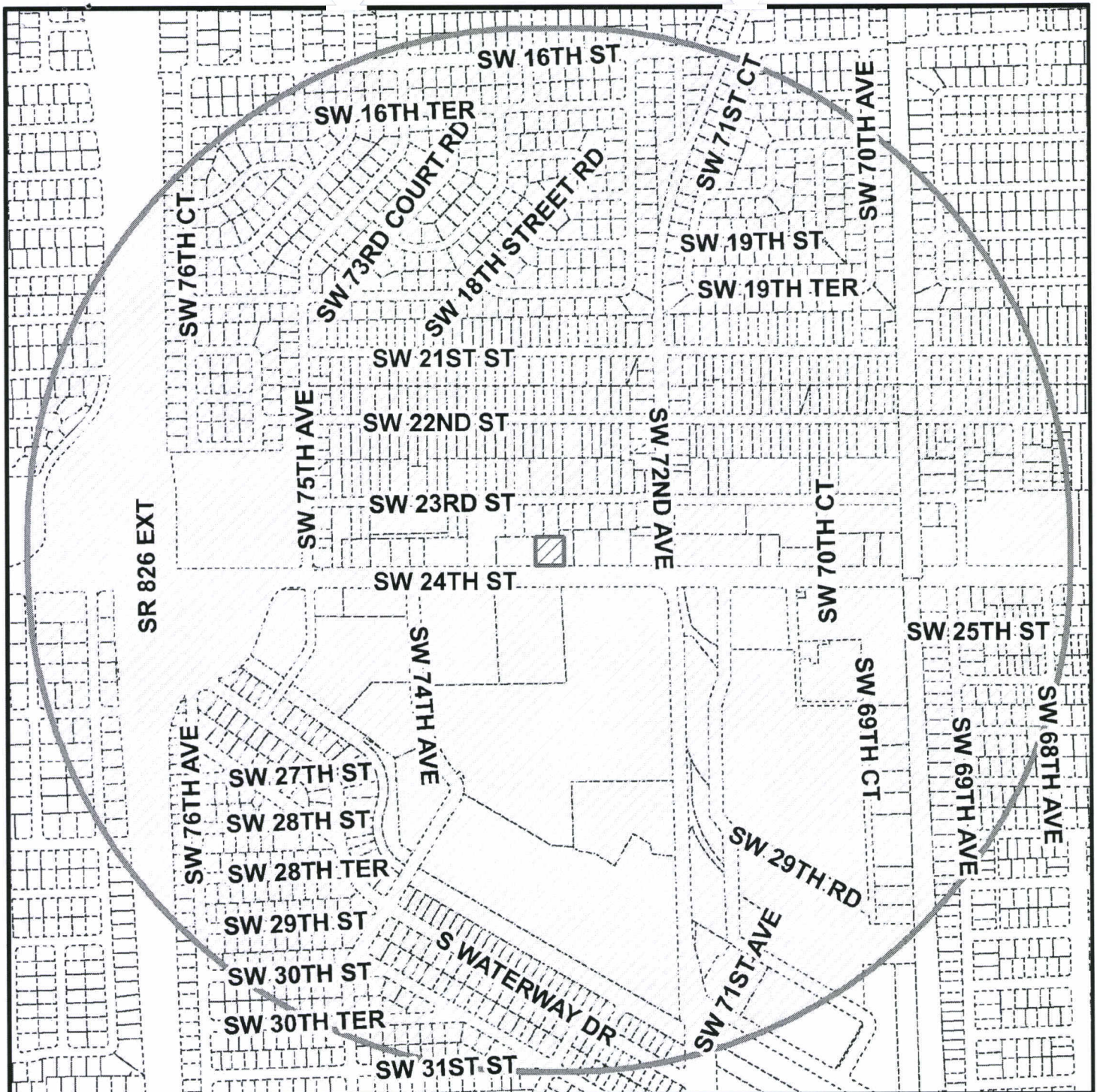
Legend

 Subject Property



SKETCH CREATED ON: Wednesday, February 20, 2013

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2013000006
RADIUS: 2640

Section: 11 Township: 54 Range: 40
Applicant: CAROL JEWELERS
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

-  Subject Property
-  Buffer



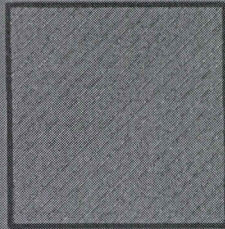
SKETCH CREATED ON: Wednesday, February 20, 2013

REVISION	DATE	BY

(LMDR) 6-13 DU/AC

SW 23RD ST

BUSINESS AND OFFICE



SW 24TH ST

INDUSTRIAL AND OFFICE

TRANSPORTATION

SW 72ND AVE

IN

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000006



Section: 11 Township: 54 Range: 40
Applicant: CAROL JEWELERS
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, February 20, 2013

REVISION	DATE	BY

Memorandum



Date: September 21, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: *GN*
9/20 - Jack Kardys *[Signature]*
Director, Parks, Recreation and Open Spaces Department

Subject: Blanket Concurrency Approval for Recreation and Open Space

This memorandum updates the blanket concurrency approval memo of September 26, 2012. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2014. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jb

c: Helen Brown, Metropolitan Planning, RER
Maria I. Nardi, Chief, Planning and Research Division, MDPROS



Miami-Dade County
Park and Recreation Department
LOS-2013

Report # 4 Table 34
Local Recreation Open Space Level of Service

PBD	Estimated 2013 UMSA Population	Standard @ 2.75 Acres Per 1000 People (Acres)	Public Local Park Acres	Concurrency* Acres	Total Local Park acres	School Acres	Private Open Space Acres	Total Recreation Open Space Acreage	Surplus (Deficient) Acres	Percentage of Standard %
1	377,389	1,037.82	347.46	291.00	638.46	299.82	267	1205.28	167.46	1.16
2	596,796	1,641.19	721.61	595.00	1316.61	356.3	473	2145.91	504.72	1.31
3	156,544	430.50	231.06	232.93	463.99	96.62	89	649.61	219.11	1.51
Total	1,130,729	3,109.50	1300.13	1118.93	2419.06	752.74	829	4000.80	891.30	1.29

Note:

Public Local Park Acres is Miami-Dade Parks Only

Private Recreation Open Space Updated 1/9/09

*Concurrency Acres are District park Acres utilized for local Recreation

Memorandum



Date: September 25, 2013

To: Mark R. Woener, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

From: Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: Solid Waste Disposal Concurrency Determination

A handwritten signature in cursive script, appearing to read "Paul Mauriello", written in dark ink.

The Public Works and Waste Management Department determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nineteen (19) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2031-32 or fourteen (14) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2014), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

c: Aneisha Daniel, Assistant Director, Administration
Asok Ganguli, Assistant Director, Technical Services
Michael Moore, Assistant Director, Disposal Operations
Deborah Silver, Division Director, Fiscal Management & Planning

Public Works and Waste Management Department (PWWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2013-14 Through Fiscal Year 2031-32

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity			
OCT. 1, 2013 TO SEPT. 30, 2014	1,543,000	2,873,330	127,900	2,745,430	6,122,095	301,000	5,821,095	1,735,051	111,400	1,623,651	250,000	790,300	752,700
OCT. 1, 2014 TO SEPT. 30, 2015	1,543,000	2,745,430	127,900	2,617,530	5,821,095	301,000	5,520,095	1,623,651	111,400	1,512,251	250,000	790,300	752,700
OCT. 1, 2015 TO SEPT. 30, 2016	1,543,000	2,617,530	127,900	2,489,630	5,520,095	301,000	5,219,095	1,512,251	111,400	1,400,851	250,000	790,300	752,700
OCT. 1, 2016 TO SEPT. 30, 2017	1,543,000	2,489,630	127,900	2,361,730	5,219,095	301,000	4,918,095	1,400,851	111,400	1,289,451	250,000	790,300	752,700
OCT. 1, 2017 TO SEPT. 30, 2018	1,543,000	2,361,730	127,900	2,233,830	4,918,095	301,000	4,617,095	1,289,451	111,400	1,178,051	250,000	790,300	752,700
OCT. 1, 2018 TO SEPT. 30, 2019	1,543,000	2,233,830	127,900	2,105,930	4,617,095	301,000	4,316,095	1,178,051	111,400	1,066,651	250,000	790,300	752,700
OCT. 1, 2019 TO SEPT. 30, 2020	1,543,000	2,105,930	127,900	1,978,030	4,316,095	301,000	4,015,095	1,066,651	111,400	955,251	250,000	790,300	752,700
OCT. 1, 2020 TO SEPT. 30, 2021	1,543,000	1,978,030	127,900	1,850,130	4,015,095	301,000	3,714,095	955,251	111,400	843,851	250,000	790,300	752,700
OCT. 1, 2021 TO SEPT. 30, 2022	1,543,000	1,850,130	127,900	1,722,230	3,714,095	301,000	3,413,095	843,851	111,400	732,451	250,000	790,300	752,700
OCT. 1, 2022 TO SEPT. 30, 2023	1,543,000	1,722,230	127,900	1,594,330	3,413,095	301,000	3,112,095	732,451	111,400	621,051	250,000	790,300	752,700
OCT. 1, 2023 TO SEPT. 30, 2024	1,543,000	1,594,330	127,900	1,466,430	3,112,095	301,000	2,811,095	621,051	111,400	509,651	250,000	790,300	752,700
OCT. 1, 2024 TO SEPT. 30, 2025	1,543,000	1,466,430	127,900	1,338,530	2,811,095	301,000	2,510,095	509,651	111,400	398,251	250,000	790,300	752,700
OCT. 1, 2025 TO SEPT. 30, 2026	1,543,000	1,338,530	127,900	1,210,630	2,510,095	301,000	2,209,095	398,251	111,400	286,851	250,000	790,300	752,700
OCT. 1, 2026 TO SEPT. 30, 2027	1,543,000	1,210,630	127,900	1,082,730	2,209,095	301,000	1,908,095	286,851	111,400	175,451	250,000	790,300	752,700
OCT. 1, 2027 TO SEPT. 30, 2028	1,543,000	1,082,730	127,900	954,830	1,908,095	301,000	1,607,095	175,451	111,400	64,051	250,000	790,300	752,700
OCT. 1, 2028 TO SEPT. 30, 2029	1,543,000	954,830	127,900	826,930	1,607,095	348,349	1,258,746	64,051	64,051	0	250,000	790,300	752,700
OCT. 1, 2029 TO SEPT. 30, 2030	1,543,000	826,930	127,900	699,030	1,258,746	412,400	846,346	0	0	0	250,000	790,300	752,700
OCT. 1, 2030 TO SEPT. 30, 2031	1,543,000	699,030	127,900	571,130	846,346	412,400	433,946	0	0	0	250,000	790,300	752,700
OCT. 1, 2031 TO SEPT. 30, 2032	1,543,000	571,130	127,900	443,230	433,946	412,400	21,546	0	0	0	250,000	790,300	752,700
REMAINING YEARS			19			19				15		19	

ANNUAL DISPOSAL RATE (in tons)

RESOURCES RECOVERY ASHFILL	127,900
SOUTH DADE LANDFILL	301,000
NORTH DADE LANDFILL	111,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	790,300

* Ashfill capacity is for Cell 20.

** South Dade includes Cells 4 and 5. Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2015 and the contract contains two 5-year renewal terms. The Department anticipates contract renewal in 2015.

***** All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2013, survey with actual tons from July 2013, through August 2013, and projected tons for September 2013.

Memorandum



Date: October 1, 2013

To: Jack Osterholt, Director/Deputy Mayor
Department of Regulatory and Economic Resources

From: Ysela Lloft, Director
Miami-Dade Transit

Subject: FY14 Blanket Concurrency Approval for Transit

2013 SEP -6 P 4: 41

PLANNING
METROBUS/RAIL/TRANSIT SECT

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2013 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

With this memo we re-authorize your Department to review and approve concurrency applications in all areas of unincorporated Miami-Dade County.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2013 to September 30, 2014, or until canceled by written notice from my office.

Should your staff need further assistance with mass transit concurrency information, they may contact Nilia Cartaya, Principal Planner, in our Department. Thank you for your continued cooperation on these important matters.

c: Albert A. Hernandez, P.E., MDT
Monica D. Cejas, P.E., MDT
Gerald E. Bryan, MDT
Eric Zahn, MDT
Nilia Cartaya, MDT
Douglas K. Robinson, MDT
Mark R. Woerner, RER
Helen A. Brown, RER

Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

MCM:skr

Received by
Zoning Agenda Coordinator

JUL 27 2010

cc: Control File

Memorandum



Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

From: Mark R. Woerner, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

Subject: Blanket Concurrency Approval for Recreation and Open Space

The blanket level of service/concurrency authorization for recreation and open space issued by your department last year will expire on September 30, 2012. This authorization must be re-issued prior to September 30, 2012, so that the Department of Regulatory and Economic Resources (DRER) may continue reviewing concurrency applications for recreation and open space concurrency requirements on your behalf. If such authorization is not received, DRER will have to refer all zoning and permit applications to your department for concurrency review.

Park and Recreation's re-authorization for blanket concurrency authorization should be effective for a one-year period beginning on October 1, 2012 and should be based on sufficient surplus capacity to sustain projected development for one year. If there is not sufficient surplus capacity for one year, please advise this department immediately.

If you or any member of your staff needs further information on this request, please contact Helen A. Brown, Concurrency Administrator at (305) 375-2835. Thank you for your attentions to this matter.

MRW:NS:hab

cc: James Byers, Zoning Division Chief, West Dade Office, DRER
Ronald Connally, Supervisor, Zoning Hearings/Administrative Review Section, DRER
Nick Nitti, Supervisor, Zoning Evaluation Section, DRER
Helen A. Brown, Concurrency Administrator, DRER